The meeting will begin shortly

Agenda

11/10/2020

- Project Overview and Recap- Amanda Loomis, Planning Director
- Design Guidelines 101- Carol Kowalski, Assistant Town Manager for Development
- Design Guidelines Overview- Ted Brovitz, Brovitz
 Community Planning and Design
- Feedback Session



Ground Rules

- The meeting will begin as a webinar with all participants hidden. Once the presentation has finished, the rest of the session will be held as a meeting with participant able to be shown on video.
- Please remain on mute
- Please direct questions to the chat during the presentation
- Please use the raise your hand function if you would like to speak
- This meeting is being recorded.
- The recorded meeting and all the resources will be available on: HIPLexington.com
- Live Transcript



November 10th, 2020



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Stella Carr

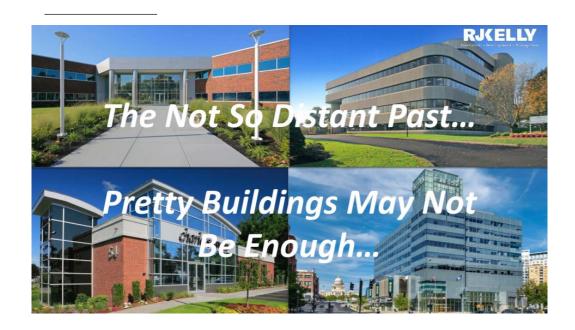
Sustainability Director

Scarr@lexingtonma.gov

Project Overview

PROJECTIVES OBJECTIVES

Development projects have four major stakeholders that include the Developer, the Residential Neighbors, the Lexington Community, and Municipal Staff. Each of these groups has expectations that a project will be more than PRETTY buildings.





LANDOWNERS/DEVELOPERS

- Clear, predictable, efficient permitting
- Increased development opportunity and allowed uses byright



RESIDENTIAL NEIGHBORHOODS

- Address traffic & safety
- Transparent permitting with meaningful public engagement



LEXINGTON COMMUNITY

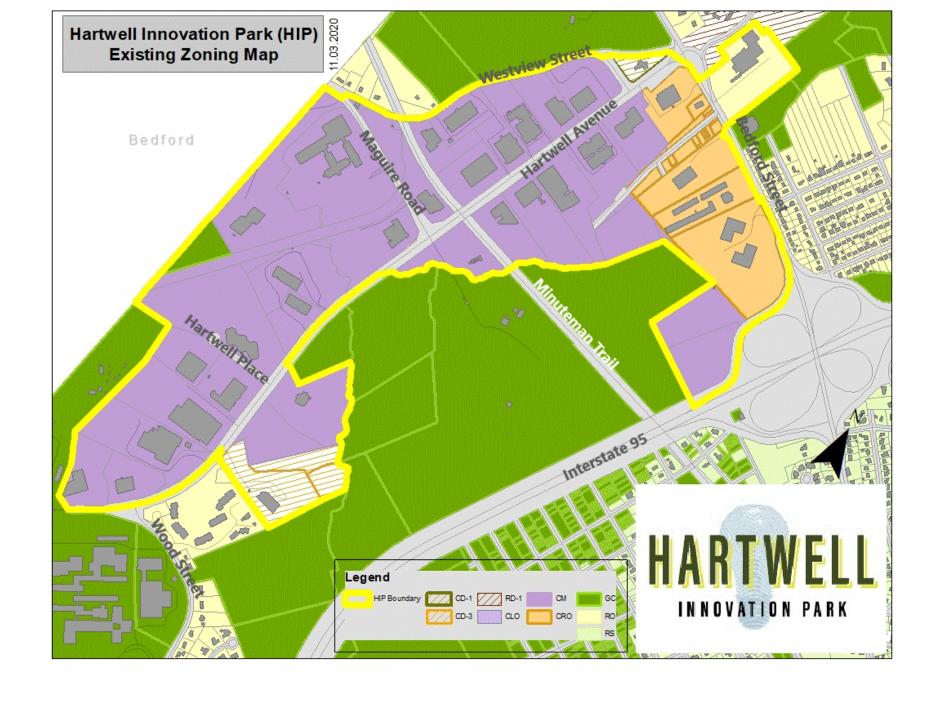
- Promote reasonable economic development opportunities
- Attract a mixture of uses (clean manufacturing, biotech, R&D, medical, and housing in a future phase)



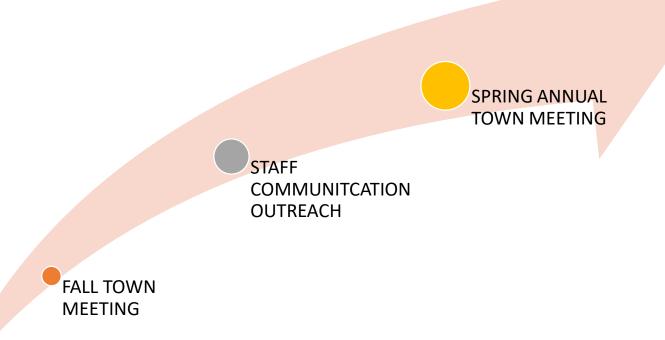
STAFF AND PERMITTING AUTHORITY

- Required information received at the time of the application submittal
- Clear regulations and standards that all projects are required to meet





INITIATIVE



- Website Release: November 10th, 2020
- Draft Zoning Bylaw: December 1st, 2020
- Draft Design Guidelines: December 14th, 2020

October 29, 2020

Constraints:
Stormwater,
Wetlands, Floodplain,
Aviation



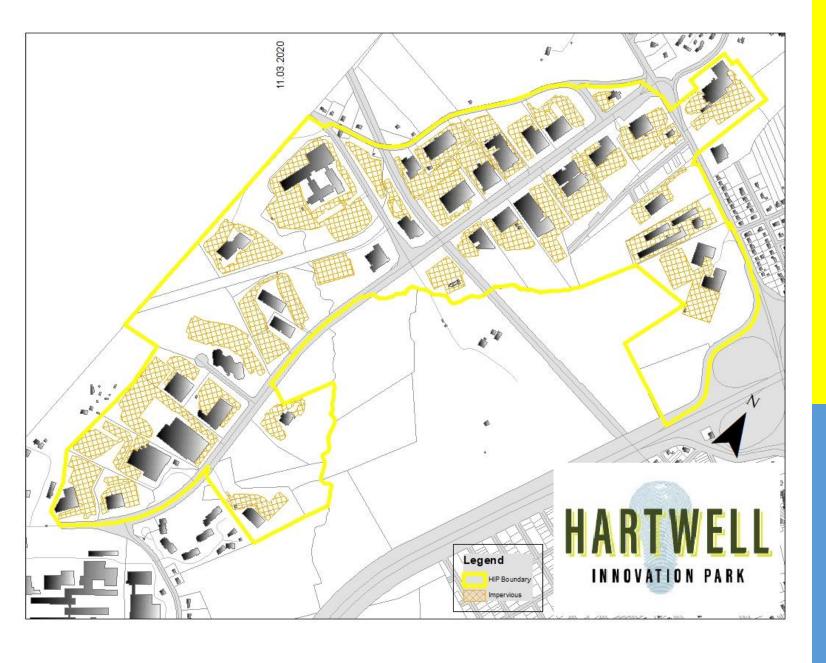
Conservation & Natural Resource Goals

- Mitigate impacts of development
- Protect natural resources and waterways
- Reduce impervious surfaces
- Utilize Best Management Practices (BMPs)
- Utilize Low impact development (LID)
- Manage stormwater and erosion

October 29, 2020

Constraints: Stormwater, Wetlands, Floodplain, Aviation

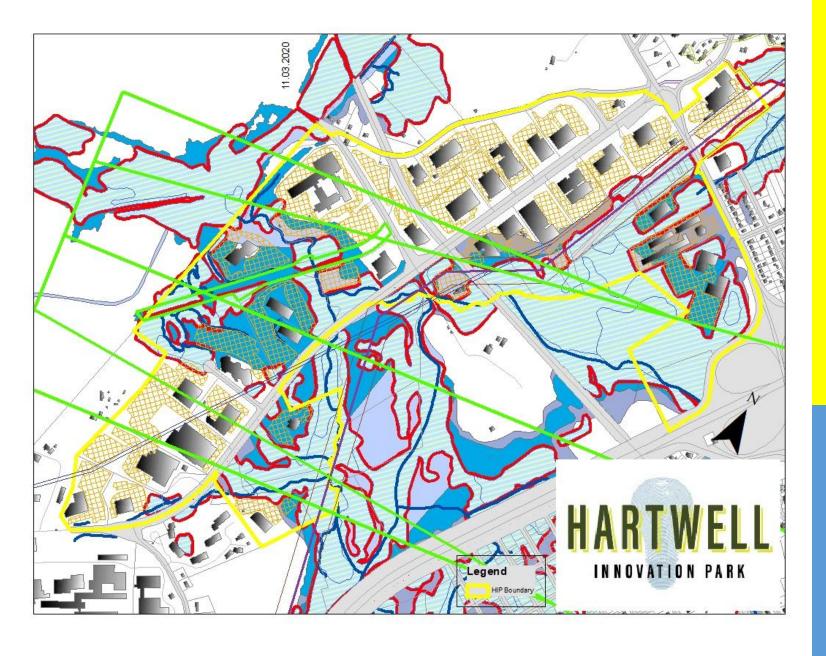




Hartwell Numbers

- 51 Parcels
- 2,000,000sf of development
- 400 acres of opportunity





Constraints

- 9 parcels with no constraints
- 4 parcels with 1 constraint
- 8 parcels with 2 constraints
- 30 parcels with 3+ constraints



October 29, Takeaways

Topic	Key Items for Zoning Bylaw
Stormwater	Low Impact Development, Best Management Practices (BMP), storage and harvesting for reuse, green/blue roofs
Landscaping	Preservation of mature trees, erosion control management, site lighting
Watershed	In-lieu fee program for quality and quantity, off-site mitigation, climate resiliency, protection of natural resources
Infrastructure	Public and private infrastructure, capacity, management
Requirements	Floodplain calculations, comprehensive groundwater survey, management statements
Construction	Protection of natural resources, limit clearing when possible
Impervious Surfaces	Design Standards, shared parking, structured parking, pervious pavement, reinforced access lanes

October 29, 2020

Constraints: Stormwater, Wetlands, Floodplain, Aviation



Design Guidelines 101

BASICS

Work in coordination with zoning

Remove anxiety and uncertainty by providing clear expectations

Appropriate and acceptable solutions to site context and the goals for the district



Relationship of the buildings, parking, street and other ways, scale, building access and public improvements.

Based on the vision illustrated in a plan.

May contrast with existing (what you don't want), and should help achieve the design objectives (what you do want).

BASICS

Interplay of Zoning and Design Guidelines:

Should not require something prohibited in zoning.

Should not have requirements that make it difficult to meet the zoning requirements.

BASICS

Humans experience development at the street level, so DGL should use metrics about building setbacks, parking locations, building scale, not metrics that we don't experience, like FAR.

Should use photos, graphics, drawings, or diagrams.

BASICS

DGL should:

- Clearly address the end-user: site planner, architect, designer, landscaping, and
- Identify who will administer them, and
- Identify a clear process to free those responsible from arbitrary decision-making and interpretations.



Design Guidelines Introduction
Ted Brovitz

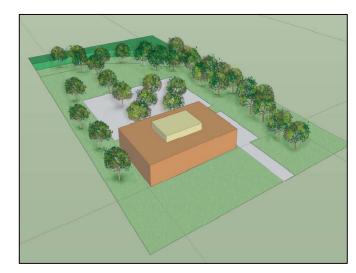


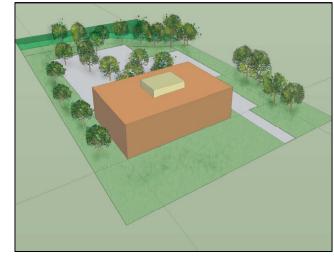
BROVITZ COMMUNITY PLANNING & DESIGN DISCOVERING COMMUNITY IDENTITY AND OPPORTUNITY

CURRENT ZONING

DIMENSIONAL REQUIREMENTS

- ☐ Min. Lot Size: 3 Acres
- ☐ Min. Street Frontage: 200 FT
- ☐ Min. Front, Side Rear Setback: 25 FT
- ☐ Min. Side/Rear Yard Adjacent to
 - Res. District: 100 FT
- ☐ Max. Floor Area Ratio (FAR): .35
- ☐ Max. Site Coverage: NR
- ☐ Max. Bldg Height: 65 FT





2009

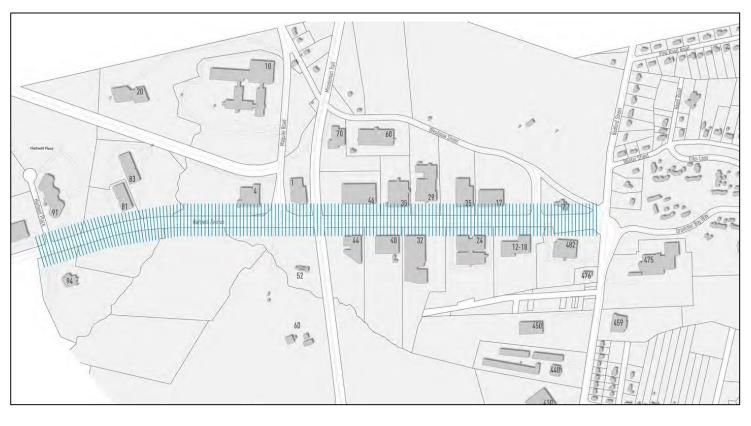
- FAR: $0.15 \rightarrow 0.35$
- 1.8 Million Net Bldg S.F.
- 650,000 Projected New Net Bldg S.F.
- 37% Projected Inc. S.F.

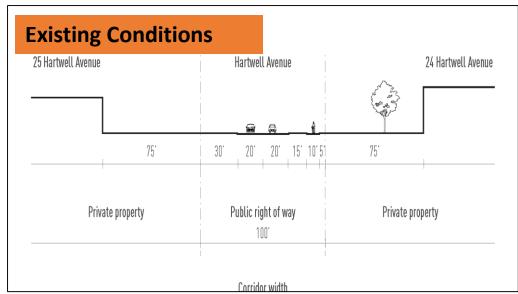
2020

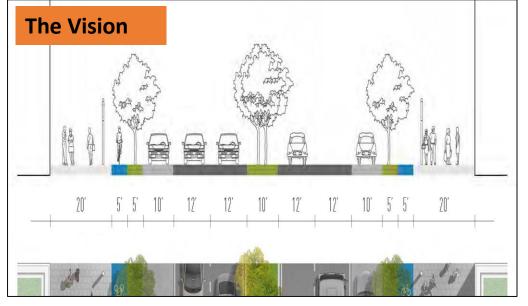
- FAR: 0.35 → ?
- 1.8 Million Net Bldg S.F.
- <100,000 New Net Bldg S.F. Since 2019 FAR Change
- 37% Projected Inc. S.F.

THE FUTURE VISION

MULTIMODAL IMPROVEMENTS ON UNDEFINED STREETSCAPES



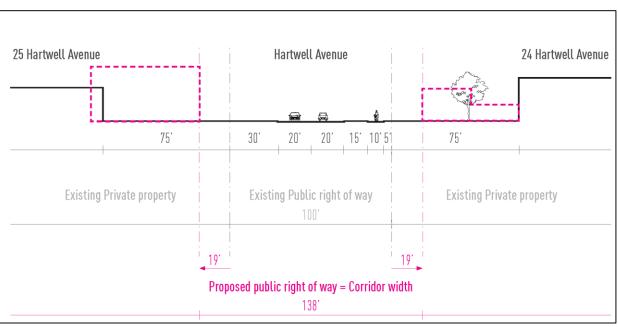




THE FUTURE VISION

INFILL DEVELOPMENT ON UNDERUTILIZED LOT FRONTAGE





Deep front yard setback provides opportunity for new infill building

THE FUTURE VISION

INFILL DEVELOPMENT ON UNDERUTILIZED LOT FRONTAGE

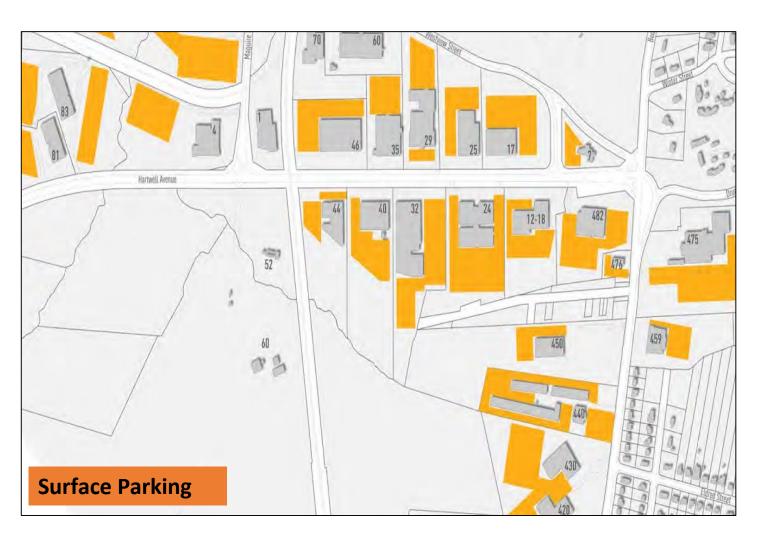


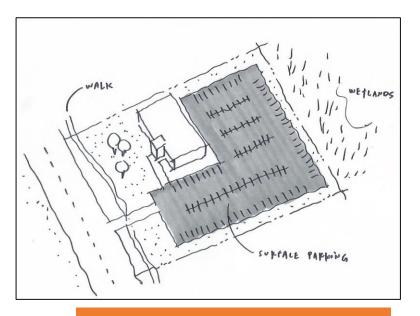


Streetscape improvements combined with front yard infill development, and outdoor amenity spaces

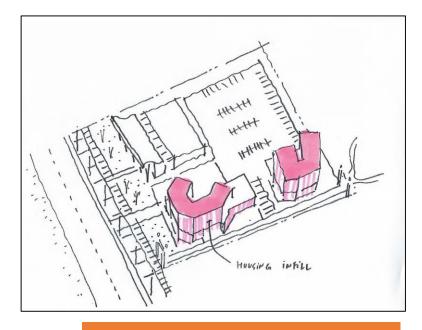
THE FUTURE VISION

REPURPOSE UNDERUTILIZED PARKING AREAS





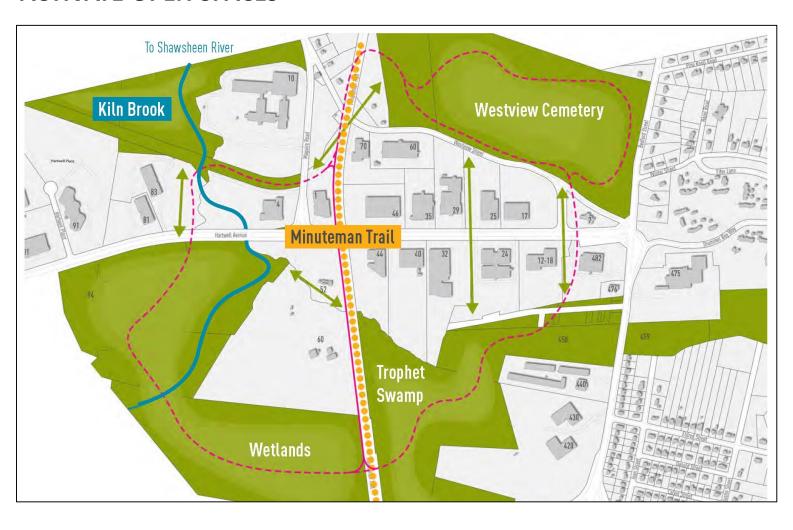
Underutilized Parking Lot



Infill Life Science Building

THE FUTURE VISION

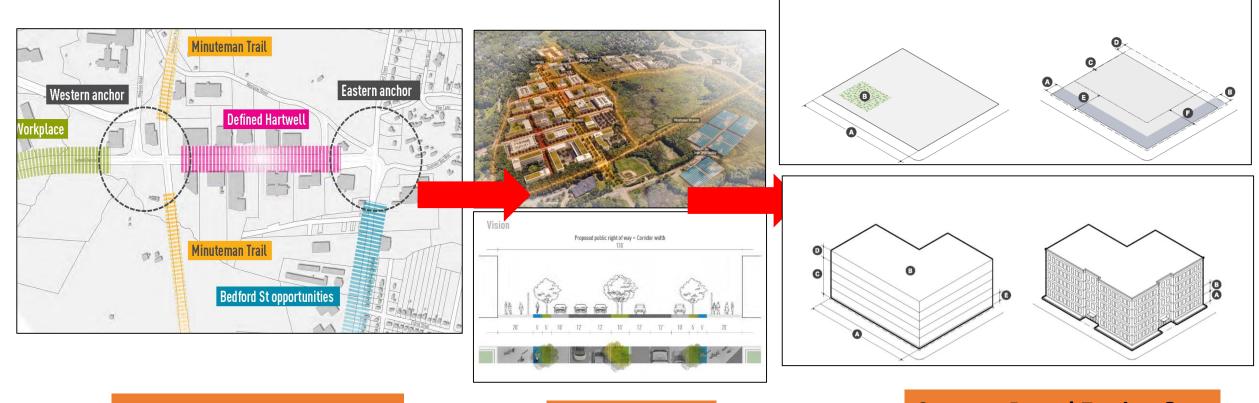
ACTIVATE OPEN SPACES







FROM VISION TO NEW ZONING & DESIGN GUIDELINES

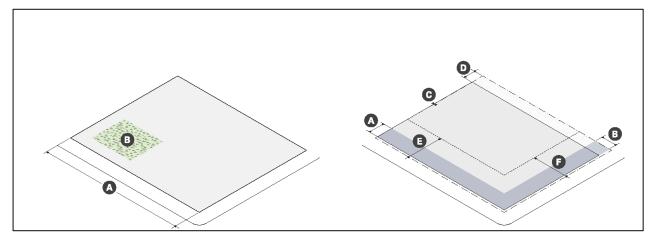


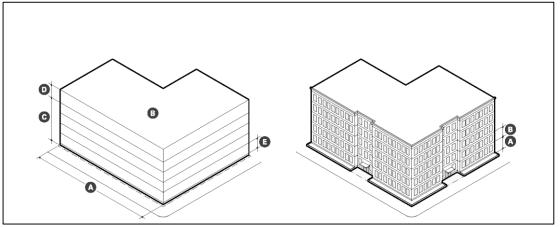
HIP District Themes

HIP Vision

Context-Based Zoning & Design Guidelines

FROM VISION TO NEW ZONING & DESIGN GUIDELINES





Zoning Regulations

- ☐ Permitted Uses
- ☐ Dimensional Requirements
- ☐ Landscaping and Screening
- ☐ Lighting and Noise Control
- ☐ Traffic Control
- ☐ Parking and Loading
- ☐ Signs

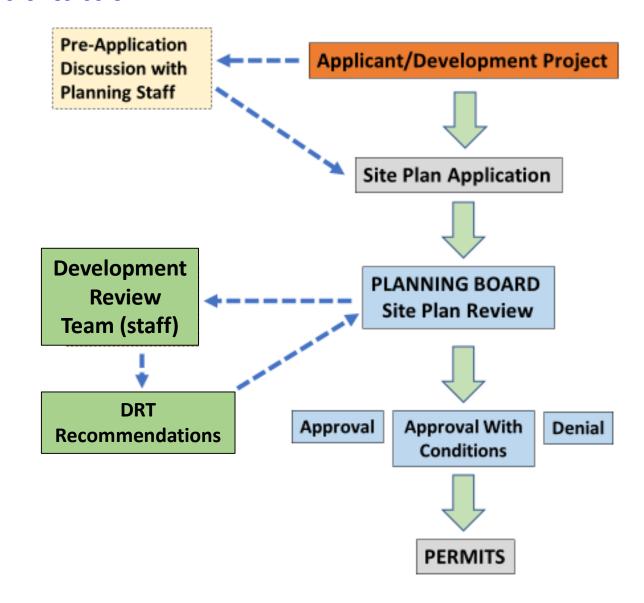
Design Guidelines

- ☐ Site Improvements
- ☐ Building Design
- Outdoor Amenity Space
- ☐ Public Realm Improvements

DESIGN GUIDELINES

- 1. PURPOSE, PRINCIPLES, AND PROCESS
- 2. SITE IMPROVEMENTS
- 3. BUILDING DESIGN
- 4. OUTDOOR AMENITY SPACE
- 5. PUBLIC REALM ACTIVATION

The purpose of the Development
Guidelines is to establish minimum
expectations for the quality of design and
development in the Harwell Innovation
Park. Applicants are encouraged, but not
required, to achieve beyond the scope of
these guidelines in each category.



DESIGN GUIDELINES

1. PURPOSE, PRINCIPLES, AND PROCESS

Guiding Principles

- ☐ Sustainable Growth and Development
- ☐ Compact Development and Human Scale Design
- ☐ Mixed C/I Uses and Flexible Building Space
- Architectural Context and Adaptive Reuse of Existing Structures
- ☐ Active Open and Civic Space
- Quality Landscape and Streetscape Character
- ☐ Multi-mobility in Transportation Network
- ☐ Economic Opportunity



Street Design Standards

- Complete Street Hierarchy
- Streetscape Treatment
- Sidewalk Use/Activation
- LID/Sustainability Stds

Open Space & Rec Types

Civic Gathering Spaces

aces

PUBLIC REALM

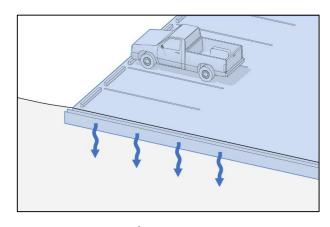
Building Design Standards

- Building Placement
- Building Types and Use
- Bldg. Frontage/Facade Types
- Bldg. Height/Stepbacks
- Building Design Stds

Outdoor Amenity Spaces

PRIVATE REALM

- 1. PURPOSE, PRINCIPLES, AND PROCESS
- 2. SITE IMPROVEMENTS
- 3. BUILDING DESIGN
- 4. OUTDOOR AMENITY SPACE
- 5. PUBLIC REALM ACTIVATION



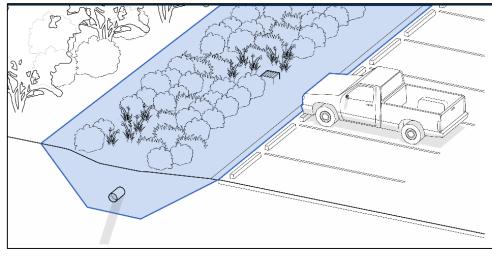
Pervious Pavers



Parking and Access



Stormwater Best Practices



Natural Landscaping and Bioretention

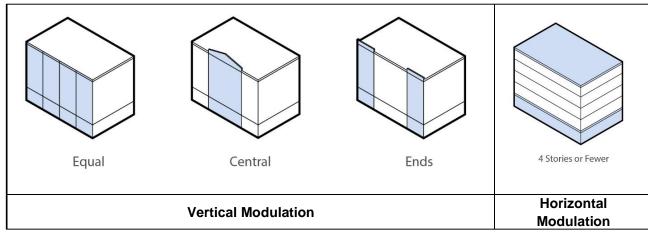
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Façade Components and Architectural Features



Building Placement and Façade Orientation



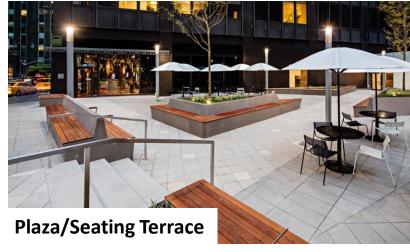
Horizontal and Vertical Modulation

- 1. PURPOSE, PRINCIPLES, AND PROCESS
- 2. SITE IMPROVEMENTS
- 3. BUILDING DESIGN
- 4. OUTDOOR AMENITY SPACE
- 5. PUBLIC REALM ACTIVATION

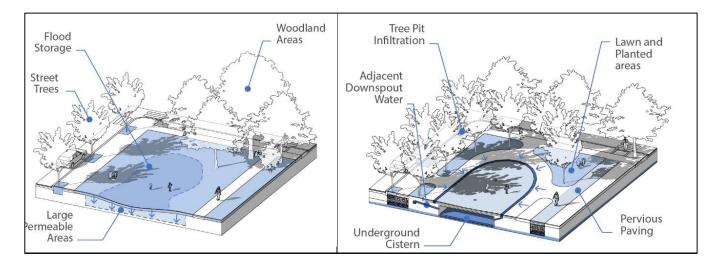




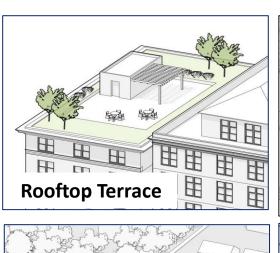


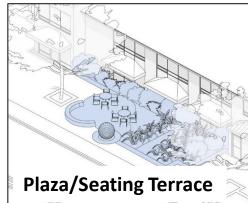


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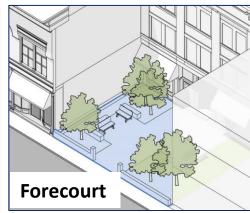


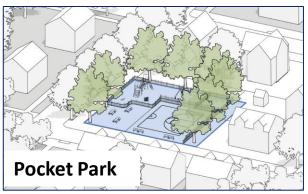
Infiltration Parks and Plazas

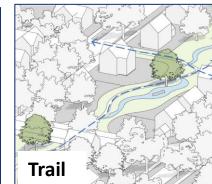






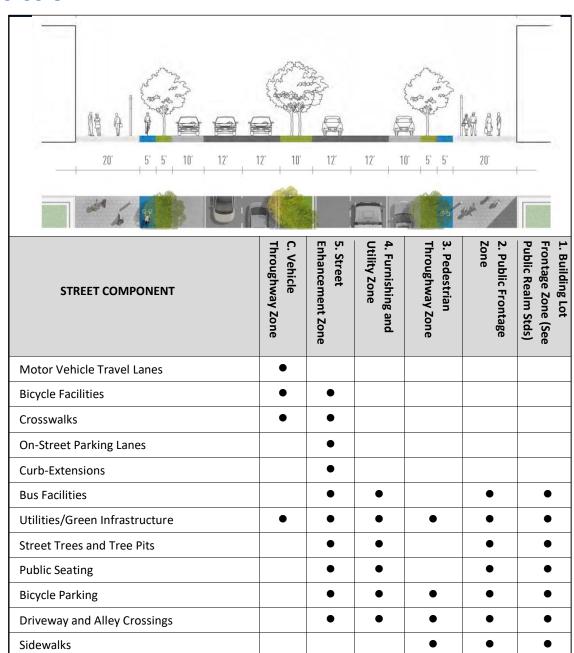






- 1. PURPOSE, PRINCIPLES, AND PROCESS
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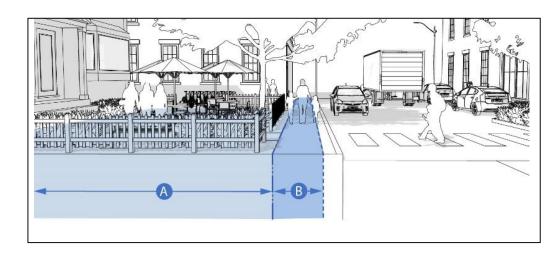




HARTWELL INNOVATION PARK

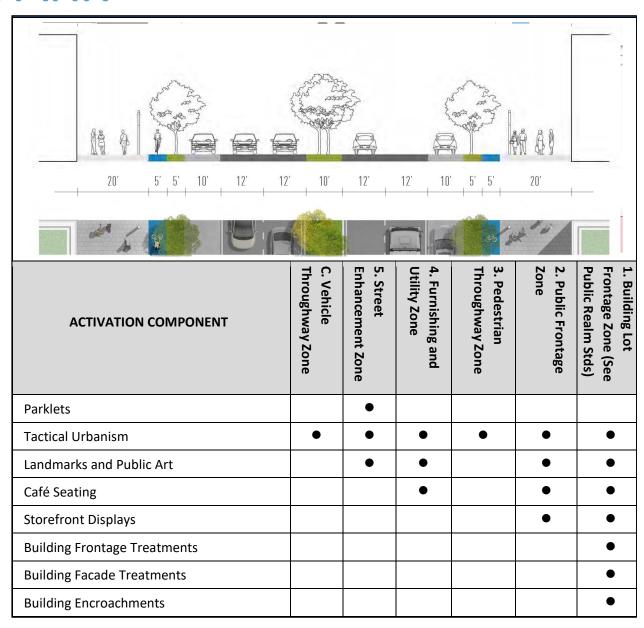
DESIGN GUIDELINES

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A = Building Frontage Zones Treatments

B = Pedestrian Thoroughfare within Street ROW



Questions & Answers

Help staff prepare the Design Guidelines by providing your thoughts, ideas, examples



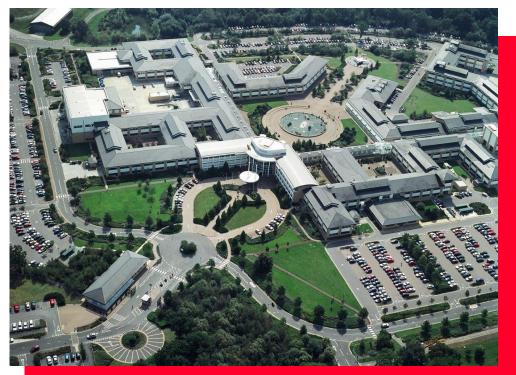


Question #1

If Hartwell/Bedford Street were a clean slate (vacant), what types of features would be desirable for the following

- Streetscape (trees, furniture, lighting, art, etc.)
- Pedestrian and Bicycle amenities
- Building design features (scale, materials, windows, architecture, etc.)
- Site Access and Circulation (parking in rear, alleyways, etc.)
- Landscaping (trees, lawn art, lighting recreation (passive/active)
- Signage and Graphics (wayfinding and private company signage)
- Parking (vehicles and bicycle)
- Service Areas & Utilities







Question #2

In your travel, have you seen any great examples of tech parks/industrial parks/revitalized office parks that Lexington should reference?

(examples N² in Newton/Needham, Google Campus)





Question #3

What are the key features that make Hartwell and Downtown different?





Question #4

When you think of Hartwell today, what are features that would make it more vibrant?





Question #5

If you were employed in Hartwell,

- What are design features that you would utilize?
- What are the design features that would make it more vibrant and inviting?





Question #6

Knowing the constraints associated with Hartwell, are there any recommendations to provide a vibrant workplace while providing active/passive outdoor community space?







Question #7

Are there any recommendations on making Hartwell a destination on the Minuteman Bicycle Path or identifying arrival at Hartwell?

Questions & Discussion



OUTREACH

TIMELINE







CREATING THE

OF HARTWELL

October 15, 2020 | 8-9 AM

Topic: Project Timeline

October 29, 2020 | 7-9 PM

Topic: Stormwater & Conservation November 10, 2020 | 7-9 PM

Topic: Design Guideline

December 1, 2020 | 7-9 PM

Topic: Zoning bylaw and design guidelines

December 7, 2020 | 7-9 PM

Topic: Sustainability

December 14, 2020 | 7-9 PM

Topic: Transportation

January 7, 2021 | 7-9 PM

Topic: Draft zoning PROPOSAL January 21, 2021 | 7-9 PM

Topic: FINAL zoning RECOMMENDATIONS

FOR MEETING DETAILS, VISIT:

https://www.lexingtonma.gov/economicdevelopment/pages/hartwell-zoning-initative

STAY CONNECTED: 🗊 🎯





GET IN TOUCH



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